

URBAN HOME OCCUPATION STANDARDS

The following table compares current code (CCC 18.406.020(I)) language addressing urban home occupations with that modified task force recommendation:

PRESENT EXEMPT HOME OCCs	PROPOSED EXEMPT HOME OCCs
(No exemptions in present code)	No use of accessory structures
	No employees
	No customers
	No outside storage
	No heavy equipment
	No retail sales

PRESENT TYPE 1 HOME OCCs	PROPOSED MINOR HOME OCCs
Use maximum of 25% of habitable floor area for home occupation; in dwelling only	Use maximum of 25% of gross floor area for home occupation, up to a 1000 sq. ft.; use of up to 400 sq. ft. of an accessory structure (<i>the current Type II standard</i>)
One sign up to 2 square feet	One sign up to 2 square feet
No storage of heavy vehicles or heavy equipment such as construction equipment used in a business. No distribution except by mail or parcel service.	No outside storage No heavy equipment One business-related vehicle.
Incidental retail sales	Incidental retail sales
No employees; 6 daily customers max	No employees; 6 daily customers max
Noise - WAC standards	Noise – WAC standards Hours of operation 7 a.m. to 8 p.m.

PRESENT TYPE II HOME OCCs	PROPOSED MAJOR HOME OCCs
Maximum of 25% habitable floor area or 400 square feet of garage or accessory structure.	Use maximum of 25% of gross floor area for home occupation, up to a 1000 sq. ft.; use of up to 400 sq. ft. of an accessory structure
One sign up to 2 sq. ft.	One sign up to 2 sq. ft.
No use or storage of heavy vehicles or heavy equipment or involve warehousing. No distribution except by mail or parcel service.	No outside storage No heavy equipment One business-related vehicle
One employee in addition to the residents of the property.	Up to 3 employees
Noise – WAC standards	Noise – WAC standards. Hours of Operation 7 a.m. to 8 p.m.
Incidental retail sales	Incidental retail sales
No minimum lot size	Minimum lot size 10,000 sq. ft.
Up to 12 customers per day	Up to 12 customers per day.